



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR69803144

Offers around £750,000

Colquite Cottage,  
Rilla Mill, Callington, Cornwall, PL17 7PD

**FREEHOLD**



**For sale with no onward chain.**

Occupying a wonderful and incredibly tranquil, edge of village location; a beautifully and recently renovated detached 2 bedroom cottage with stunning views of its circa 300ft of river frontage, comprising 2.8 acres of paddocks, fruit tree orchards, woodland and gardens.





**SUMMARY OF ACCOMMODATION – In all, 1,020sq.ft. including outbuildings**

**Ground Floor** Entrance hall, shower room/wc/utility, kitchen/breakfast room, sitting room.

**First Floor** 2 double bedrooms, bathroom.

**Outside** River fronting gardens, paddocks, orchard, single bank river frontage, surrounded by woodland. Entertainment space. Workshop/wood store and multiple parking areas. Detached studio/office.

**In all, extending to about 2.8 acres.**

**OWNER'S COMMENTS**

The first time we visited Colquite Cottage, we knew we had found somewhere truly special. Hidden away in the Cornish countryside, this is more than just a home – it is a little pocket of peace where the world slows down.

The breathtaking views were what first captivated us, from the far reaching moorland views at the top of the meandering, wildflower filled lane that leads down to the cottage, to the expansive woodlands that surround the land and the enchanting river that gently winds its way beside the cottage – it is one of those rare places where nature takes centre stage – with nothing but trees, sky, and birdsong for company. You feel completely tucked away here, with absolute privacy and a sense of seclusion unlike anything else.

Just a twenty minute walk along the riverbank, through ancient woodland, there is a magical waterfall – the kind of spot you will want to revisit again and again. And while you are wonderfully removed from it all, just a twenty minute walk downstream and you're at a friendly country pub, perfect for a Sunday roast or a fireside drink.

Colquite Cottage has given us so many cherished memories – summer evenings by the river, watching the sunset over the moors, winter walks through the woods, and the simple joy of waking up to such incredible beauty every day. We will be heartbroken to leave, but we know whoever comes next will feel just as lucky to call it home.

Places like this do not come up often. In truth, we have never seen another quite like it.

## **DESCRIPTION**

Colquite Cottage enjoys what can only be described as an idyllic and enchanting setting on the rural outskirts of the highly sought after village of Rilla Mill. This 'hidden gem' is nestled in a most beautiful unspoilt valley position, benefitting from circa 300ft of river frontage, direct access to woodland walks and wonderful countryside views – this recently renovated cottage offers a unique and special environment in which to live.

Colquite Cottage, which is believed to have been built in the late 1800s, has recently undergone significant and extensive improvements, which complement its character and charm. The current owners have continually improved the property in their ownership, revealing the open beamed ceilings in the bedrooms, converting a storage shed into a home office/study with space for a sofa bed and maintaining its beautiful gardens, orchards and grounds.

Upon driving beyond the granite pillared entrance to Colquite Cottage, you are immediately welcomed by far reaching countryside and woodland views and a beautiful sloping paddock and large gravel area. Further down the winding, private and well maintained lane the cottage comes into view nestled above the river. From the main parking area where you will find a large workshop/wood store, a slabbed walkway leads down past the recently updated home office/study and down to the cottage.

A solid timber front door opens into the entrance hall which has two cloak cupboards and a doorway to the shower room/wc/utility room. From the entrance hall, stairs lead down to the kitchen/dining room, which is an incredibly lovely and light room with multiple windows overlooking the orchard, gardens and river. The kitchen/dining room has painted, high beamed ceilings, reclaimed





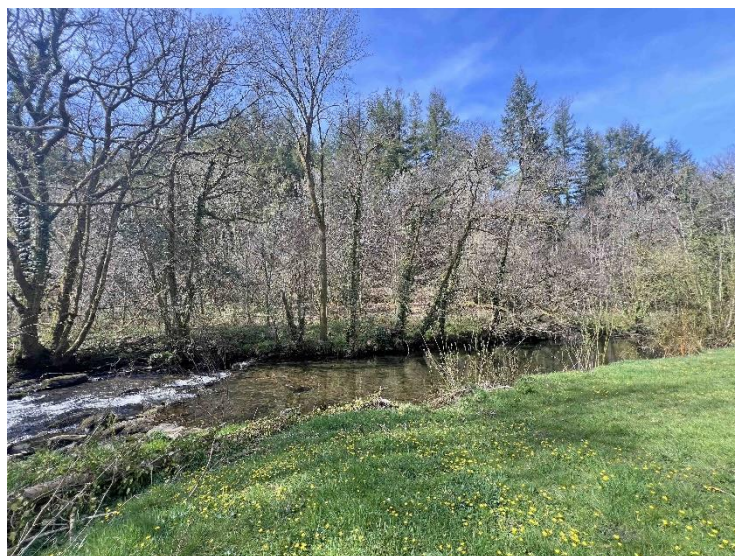
timber flooring and an array of timber and steel fronted kitchen units with timber worksurface. A very classy, 'modern' touch to a character filled room.

From the kitchen/dining room, an archway leads into a delightful dual aspect sitting room with a door leading out to the river fronting garden and has two windows facing south over the front garden and river. Continuation of the reclaimed timber flooring and painted high beamed ceilings, a Woolly Mammoth multi fuel stove on a raised slate hearth with granite lintel over, all combine to create a cosy and charming living space.

On the first floor there are two good sized double bedrooms and tastefully appointed family bathroom. All three rooms have fantastic views over gardens, orchards, the river and woodland beyond. It is in these three rooms that our clients have cleverly improved the cottage and opened up the ceiling space exposing some of the original timber beams creating a feeling of more space and allowing more natural light in.

Outside is where Colquite Cottage truly glows as this already incredibly charming and pretty home is accompanied by 2.8 acres of wonderful, peaceful and wildlife teeming grounds, including formal gardens, fruit tree orchards, sloping paddocks, accessible woodland walks and circa 300ft of direct river frontage where our clients benefit from fishing rights and have spent many a time enjoying a morning paddle. Our clients have created and converted an old storage shed into their home office/study with fantastic river and woodland views which also houses a sofa bed.

**It would be very difficult for any prospective purchaser to find a more tranquil, calming and truly wonderful location with such a charming home and access to 300ft of river frontage in this area of Cornwall.**



## **LOCATION**

Colquite Cottage is situated at the north west side of the ever sought after village of Rilla Mill, with the charming Manor House Inn, where our clients have many a time walked to to enjoy a meal.

Callington town, just 15 minutes' from Rilla Mill, and its history goes back many centuries, but the 19<sup>th</sup> Century had a significant effect on the town and its development due to the



mining boom in adjacent areas. Miners from the Callington area emigrated to many parts of the world and the industrial heritage from this era still remains as part of the landscape today.

Callington enjoys a central position in east Cornwall, tucked away between the A30 to the north and A38 to the south.

Callington is a small, ancient market town offering day to day facilities including primary and secondary schools, whilst further facilities are available in the nearby towns of Launceston to the north, Liskeard to the west and Tavistock in Devon to the east.





**THE ACCOMMODATION COMPRISES**  
**(all floor plans and dimensions are approximate)**

Half glazed entrance door to:-

**HALLWAY** Radiator, cloak cupboard, sliding door through to:-

**UTILITY / SHOWER ROOM / WC** Corner shower, low level wc, freestanding wash hand basin on vanity unit, space for washing machine/tumble dryer, heated towel rail, frosted glazed windows to the side.

From the hallway steps lead down to:-

**KITCHEN / DINING ROOM – 17'10" x 10'9" max** A lovely light room with three windows with deep sills overlooking the front garden and enjoying the view over and down the river. High beamed ceiling, reclaimed timbers from the Elizabeth Shaw chocolate factory, a range of base timber and steel fronted units, stainless steel sink unit with heated tap, timber worksurfaces, tiled splashbacks, Stoves five ring gas range cooker with extractor, wine fridge, cupboard housing Valliant central heating boiler, radiator, stairs. Archway to:-



**SITTING ROOM – 14'7" x 11'3"** A delightful dual aspect room with door to the rear garden and two windows taking in the idyllic outlook over the front gardens and down the river. High beamed ceiling, Woolly Mammoth multifuel stove on a raised slate hearth with granite lintel. Reclaimed floorboards from the Elizabeth Shaw chocolate factory.

From the kitchen, stairs with window overlooking the rear garden and river, lead up to:-

## FIRST FLOOR

**LANDING** Timber floor and doors to:-

**PRINCIPAL BEDROOM – 14'6" x 11'7"** Two windows overlooking the front garden, orchard and down to the river. Timber floors, alcove storage space and beautiful open beamed ceiling.



**BEDROOM 2 – 11'5" x 10'4"** A wonderful dual aspect good sized second bedroom with window to the rear overlooking paddock and window to the front overlooking the orchard, front lawn, down to the river and woodland beyond. Timber floor, open beamed ceiling.



**BATHROOM** A beautifully appointed suite with open beamed ceiling. Freestanding bath with shower attachments, low level wc, wash hand basin in vanity unit, radiator, part panelled walls and timber floor.



## OUTSIDE

Approached down a colourful country lane the road splits off to Colquite Cottage and a distant neighbour – Colquite Cottage then has its own sweeping driveway and as you arrive you are immediately welcomed by vast and wonderful countryside and woodland views. The first parking area to the right hand side of the driveway as you enter has space for up to 3 vehicles and is adjacent to one of the property's sloping paddocks. Further down the sweeping driveway it becomes clear how wonderful this property's position truly is as you are soon surrounded by sloping paddocks, woodland and countryside views, orchards and the sight and sound of the adjacent river.



The property's main gravelled parking area has space for up to 6 vehicles and is accompanied by a good sized **WORKSHOP / WOOD STORE 16' x 7'10" PLUS STORAGE 7'10" x 5'**. From this parking area steps lead down to the property, past the recently renovated and converted studio/home office and onto the formal and south facing gardens of the property itself.



To the front of the house there are wonderful walled and lawned gardens overlooking the orchard and river and to the rear a further sloping lawned area with multiple sitting out areas, again enjoying the blissful location and river views.

**STUDIO / OFFICE – 15'5" x 9'6"** Currently used as an office/study but with wonderful views out to the woodland and river. Electric radiator. Sofa bed.



To the front of the formal garden is an area of slightly sloping gardens fronting the riverbank with views up to the adjacent paddocks, fruit tree orchard and access to 'Colquite woodland'. Adjacent to the orchard is the open fronted dining cabin elevated above the beautiful river Lynher.

**OPEN FRONTED DINING CABIN – 15'3" x 8'** Perfect for alfresco dining and entertaining, electric power points and lighting.



## **GENERAL INFORMATION**

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** PL17 7PD.

**SERVICES** Mains water, electricity and LPG gas. Private treatment plant, central heating. Radiators via LPG gas.

**MOBILE PHONE COVERAGE** All major providers likely.

**BROADBAND** Standard broadband available – 13 Mbps download speed. 1 Mbps upload speed.

**COUNCIL TAX BAND** D (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** From Launceston take the B3254 towards Liskeard and after about 4 miles at the Condons Shop crossroads turn left on the B3257 towards Callington. After about a mile at Codes Green turn right signposted Bathpool 1.5 miles/Rilla Mill 2.5 miles. Continue along this road for about a mile and after passing the left hand turning to Bray Shop/Callington turn right onto the unmarked single track lane. After about half a mile past North Coombe Farm and South Coombe Mill on the right hand side and after just under half a mile the entrance to Colquite Cottage is found on the right hand side identified by two post boxes and the public footpath sign. The lane down to the cottage is unsuitable for low



vehicles so it is suggested that the parking pull in just beyond on the lane down to the house is used.

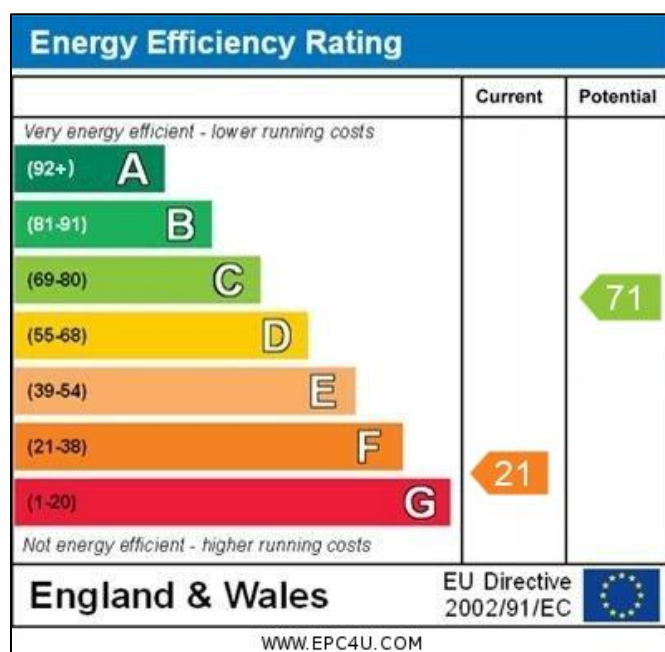
**AGENT'S NOTE 1** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**AGENT'S NOTE 2** It is our understanding that there is a public right of way across the initial part of the sweeping drive leading down to Colquite Cottage.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

### **THE PROPERTY OMBUDSMAN**

Approved Redress Scheme





**Not to scale – for identification purposes only.**

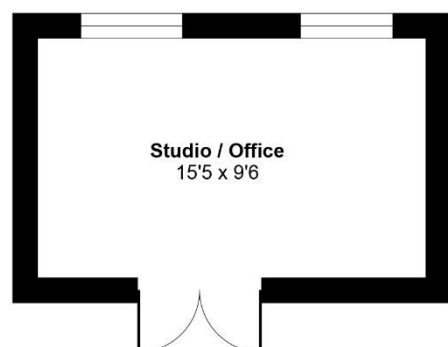
## Rilla Mill, Callington

Approximate Area = 873 sq ft / 81.1 sq m

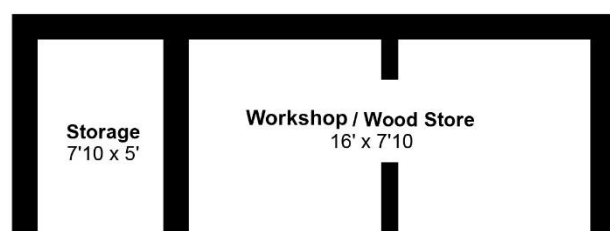
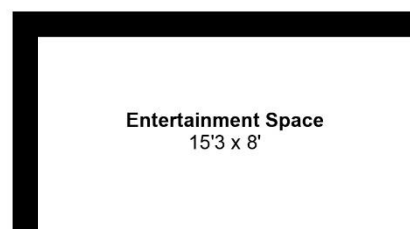
Outbuildings = 147 sq ft / 13.6 sq m

Total = 1020 sq ft / 94.7 sq m

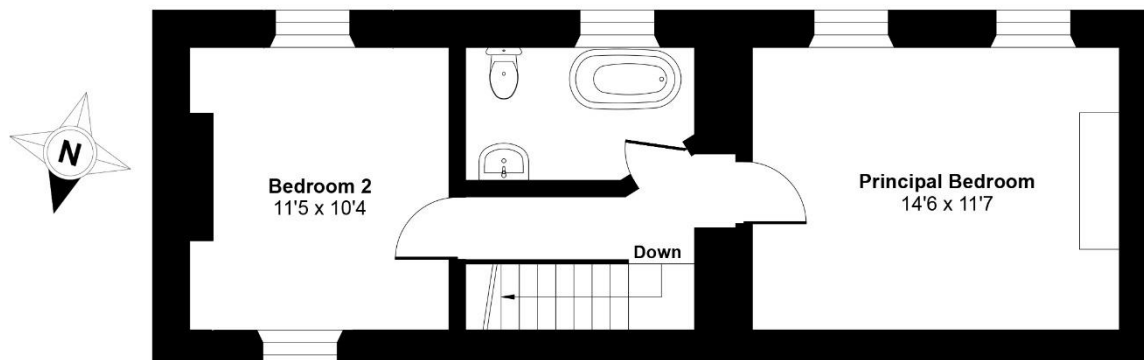
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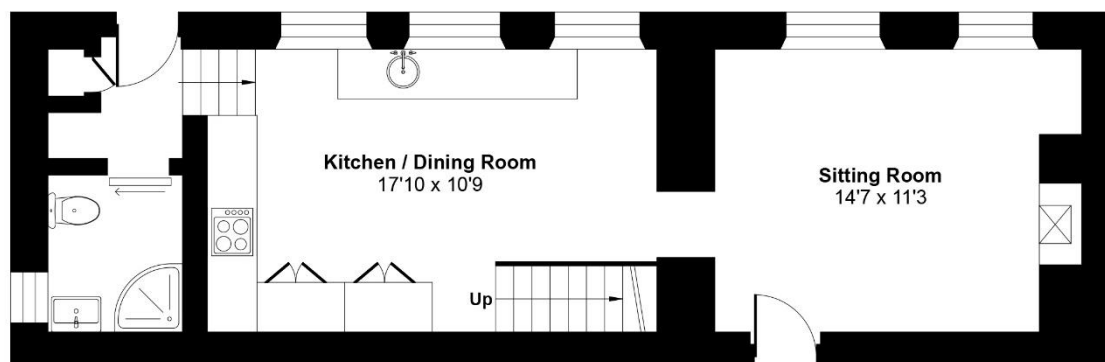
**OUTBUILDING 1**



**OUTBUILDING 2 / 3**



**FIRST FLOOR**



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lillcrap Chilcott. REF: 1268020



**For reference only, not to form any part of a formal contract.**





